

**Minutes
Hurst City Council
Work Session
Tuesday, September 27, 2022**

On the 27th day of September 2022, at 5:30 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
Cindy Shepard	)	Mayor Pro Tem
John Miller	)	Councilmembers
Jon McKenzie)	
Cathy Brotherton)	
Gary N. Waldron)	
David Booe)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Steve Bowden	)	Executive Director of Economic Development
Steve Niekamp	)	Police Chief
Matt Easter	)	Fire Marshal
Michelle Lazo	)	Executive Director of Planning
Kyle Gordon	)	Executive Director of Community Services

With the following Councilmembers absent: none, constituting a quorum, at which time, the following business was transacted:

I. Call to Order – The meeting was called to order at 5:30 p.m.

II. Informational Items

- **Update and discussion of upcoming Calendar Items** – Executive Director of Community Services Kyle Gordon briefed Council on the 70th Anniversary Celebration to be held September 29 at Heritage Village and the Library Showcase. City Secretary Rita Frick provided information regarding the annual TML Conference, and City Manager Clay Caruthers noted plans to cancel the second meetings in November and December due to the holidays.
- **Update and discussion regarding waiving fees for the construction of Bellaire Elementary School Project** – City Manager Clay Caruthers briefed Council on a request from the HEB ISD regarding fee waivers for the Bellaire Elementary School Project and advised staff will work with the attorney and school district representatives to explore mutually beneficial options to present for Council consideration.
- **Update and discussion of 6Stones operations in Hurst** - City Manager Clay Caruthers briefed Council on 6Stones need for a temporary location until their

new facilities are complete and advised staff will explore various options, including the Val Oaks property, and present to Council for consideration, if necessary.

III. Discussion of Agenda Item(s) 2

Consider Ordinance 2520, second reading, to consider Z-2022-00002, a zoning change from R-1 to R1-PD with a site plan for Tract 2 Isaac Carodine Survey, Abstract 356, being 31.58 acres located at 7628 Precinct Line Road

City Manager Caruthers noted this is the second reading of the proposed ordinance with Option 2 as approved at the last meeting. In response to Council questions, Mr. Caruthers stated the plan does not include a pedestrian gate, but it could be addressed in the future if needed.

IV. Discussion of Agenda Item(s) 3

Consider Resolution 1822 appointing a voting member and an alternate member to the City of Fort Worth's Wholesale Water and Wastewater Customer Advisory Committee

Executive Director of Public Works Greg Dickens briefed Council on the proposed resolution noting it provides for him to be the voting member to the City of Fort Worth's Wholesale Water and Wastewater Customer Advisory Committee and City Engineer Greg Hengst as alternate.

V. Discussion of Agenda Item(s) 4

Conduct a public hearing and consider Ordinance 2521, first reading, SP-2022-00010 Salad and Go, a Site Plan Revision for a portion of Lot 2R, Block 1, Lowe's Addition, being 0.427 acre located at 770 Grapevine Highway

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting the request is a site plan revision for a Salad and Go, an 827 square foot drive-thru and walk up only restaurant in the Lowe's parking lot near the Bank of America ATM and Raising Cane restaurant. She reviewed elevation, landscaping, egress and ingress noting orange and green masonry and metal awnings on the building. She stated they plan a panel sign on the existing Lowe's pole sign. Council discussed traffic and parking.

VI. Discussion of Agenda Item(s) 5

Consider P-2022-00006 Mayfair Addition a replat of Lot 28 to Lot 28A, Block 8, Mayfair Addition, being .129 acre located at 1508 Hurstview Drive

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting this is a remnant lot from the North Tarrant Express Project and a site plan was approved in 2021. Ms. Lazo stated the replat is to construct a new single-family home and this is a new owner and application from the original applicant, and the zoning remains with the property.

VII. Discussion of Agenda Item(s) 6

Consider Resolution 1823 to meet match requirements for expenditures under the Tarrant County Home Investment Partnership Program

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed resolution noting the request is for \$200,000 in HOME funding with the City matching \$60,000. She explained this is an application program administered by the County and the City has had the partnership with Tarrant County since 2007.

VIII. Discussion of Agenda Item(s) 7

Consider authorizing the city manager to renew an Interlocal Agreement with Tarrant County for funding of the Pipeline Road Project, Phases 2 and 3

Executive Director of Public Works Greg Dickens briefed Council on the Interlocal Agreement with Tarrant County noting this item is Phase 3 and provides for the allocation of dollars. He noted Phases 1 and 2 are complete and bonds must be sold for Phase 4.

Mayor Wilson recessed the meeting to Executive Session at 6:03 p.m. pursuant to Government Code, 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (City of Hurst v. Baugus Properties, Inc.) and reconvened Open Session at 6:12 p.m. No action was taken.

IX. ADJOURNMENT – Mayor Wilson adjourned the work session at 6:13 p.m.

APPROVED this the 11th day of October 2022.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor